

CHAPTER 11. - RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)

Sec. 6.11.1. - Purpose and Intent.

Rustic Ranches is an established residential neighborhood, with a rural, equestrian character, located along the west side of Flying Cow Road approximately one (1) mile south of Southern Boulevard (State Road 80). The neighborhood is comprised of approximately 638.9 acres of which lot sizes are mainly five (5) acres in size, however there are a few ten (10) acre lots.

The residents and property owners of Rustic Ranches have developed this overlay zoning district to help preserve the unique character of their community. Therefore, the purpose and intent of the Rustic Ranches Overlay Zoning District is:

- A. To establish land development regulations that implement the community vision and values established in the Wellington Charter and the "Equestrian Element" of Wellington's Comprehensive Plan.
- B. To preserve the rural character and lifestyle of the Rustic Ranches community, and collectively determine guidelines for the future.
- C. To preserve and maintain the existing mix of land use patterns within this neighborhood.
- D. To the extent practicable, to incorporate the provisions of the "Declaration of Restrictions" for the neighborhood known as Rustic Ranches into the neighborhood plan and the Rustic Ranches Overlay Zoning District.
- E. To make Rustic Ranches a part of the Equestrian Overlay Zoning District (EOZD).

Sec. 6.11.2. - Applicability and Conflicts.

- A. The regulations of this section shall apply to all land located within the residential neighborhood known as Rustic Ranches, which is generally located within and consists of Section 13, Township 44 South, Range 40 East of Palm Beach County.
- B. In the event of any conflict between the regulations of this Chapter and the other regulations in the LDRs this Chapter shall govern. In the absence of any conflict, the regulations in the underlying zoning district, the EOZD and the LDRs shall be applicable and supplement the regulations in this Chapter.
- C. This Chapter shall not affect the validity of any lawfully-approved development order approved prior to October 1, 2005, so long as the development order remains in effect. Issuance of subsequent development orders shall be based on the minimum requirements of this Chapter. This Chapter shall apply to any request to modify any development order or permit only for the area directly affected by the proposed modification.

Sec. 6.11.3. - Permitted, Conditional and Special Permit Uses.

- A. The uses permitted within the RROZD are limited to those uses set forth in Table 6.11-1 below.

Table 6.11-1 Use Regulations Schedule

Uses	Notes Sec. 6.4.4	Development Review Procedure
Accessory dwelling	1	P
Agriculture, bona fide	3	P
Equestrian instructional services		P
Equestrian arena, private		P
Equestrian uses, seasonal		E
Grooms quarters	21	P
Home occupation	22	P
Nursery, wholesale		P
Single-family dwelling		P
Stable, commercial	47	P
Stable, private	48	P
Storage, indoor agricultural		P
Storage, outdoor agricultural		P
Utility, minor	32	P
Veterinary clinic	49	C

KEY

C = Conditional Use, E = Equestrian Permit, P = Permitted

- A. The supplementary use regulations of Sec. 6.4.4 indicated in Table 6.11-1 above and following regulations shall apply.
1. Outdoor agricultural storage shall not include any noxious or offensive odors or materials nor shall it include waste, refuse, garbage, or debris.
 2. The use of recreational vehicles, travel trailers, campers or similar vehicles as a temporary residence is permitted, but shall not exceed two (2) consecutive weeks during a calendar year. Water and wastewater connections are required and shall comply with Palm Beach County Health Department regulations.

Sec. 6.11.4. - Supplemental Regulations.

The requirements of this section shall apply to all uses within the RROZD.

A. Fences.

1. Wire fences, including hog fences, galvanized chain link and vinyl-covered, chain-link fences are permitted. Such fences shall not exceed five (5) feet in height along the front of the lot and six (6) feet in height in all other areas. A wire or chain link fence must be screened by the use of a three (3) rail fence or a rail board fence. The wire or chain-link fence shall be attached to the rail fence.
2. The use of barbed wire or razor wire is prohibited. To the extent any barbed wire or razor wire is currently, such wire must be entirely replaced or removed by January 1, 2009. No repairs or replacements of portions of the existing prohibited fence can be made with prohibited materials.

B. Horse trailers.

1. The parking of tractors and trailers utilized solely for equestrian purposes within the RROZD shall be permitted, subject to the following limitations:
2. One unscreened horse tractor and trailer may be parked adjacent to a barn or stable on an individual lot, provided that the horse tractor and trailer may not be parked between the front plane of the primary structure and the roadway easement or right-of-way.
3. Additional horse trailers may be kept provided that:
4. The additional trailers shall be completely screened from the view of adjacent roadways and private properties.
5. The screened parking area meets the accessory structure setbacks listed on Table 6.11-4.
6. Temporary parking of horse tractors and trailers on site for instructional, show, or other site specific uses shall be allowed, provided that said temporary parking is not overnight, and trailers are not parked in rights-of-way or easements.

C. Compost bins and livestock waste storage areas shall meet the setback requirements for accessory buildings and shall be completely screened to a height of at least five (5) feet from the street and surrounding properties by walls, fences or hedges. Livestock waste storage areas shall be permitted only on lots of one (1) acre or more.

D. Prohibited uses.

1. Semi-tractors and trailers.
 - a. The parking of all commercially related semi-tractors and trailers is prohibited within the RROZD, excluding horse trailers and tractors as provided herein.
 - b. The use of all commercially related semi-tractors and trailers, mobile homes, or similar structures or vehicles for storage is prohibited.
2. All storage structures shall comply with applicable provisions of this Chapter, the EOZD, the LDRs and the Florida Building Code including Chapter 1 amendments.

Sec. 6.11.5. - Density and Lot Size Requirements.

Maximum density and minimum lot size requirements are established in Table 6.11-2 below.

Table 6.11-2 Density and Lot Size Requirements.

Maximum Density	Minimum Lot Size
One dwelling unit per five acres	Five acres

For determining compliance of existing single-family detached lots with minimum lot size requirements, a lot size with a fractional part of 0.9 or greater shall be rounded to the next whole number.

Sec. 6.11.6. - Property Development Standards.

All development shall comply with the property development standards set forth in Table 6.11-3 below.

Table 6.11-3 Development Standards for Principal and Accessory Uses

Development Standard	Minimum Requirements
Minimum lot width	300 feet
Minimum lot depth	300 feet
Maximum floor area ratio	15% of lot area
Maximum building height	35 feet
Maximum building coverage*	20% of lot area or as otherwise provided in a current and valid development order

*For the purposes of this section building coverage shall include the ground floor area of a building or structure extended to include any additional area measured from the outside edge of the roof.

Sec. 6.11.7. - Building Setbacks.

- A. The minimum building setbacks indicated in Table 6.11-4 shall apply to all principal and accessory buildings and structures.
- B. Excluding dressage walls the required minimum setbacks for equestrian amenities are zero for amenities with improvements which are less than three (3) feet above grade and five (5) feet for amenities with improvements which are three (3) feet or more above grade and for any sand ring surfaces.

Table 6.11-4 Minimum Building Setbacks for Principal and Accessory Uses

Setback Area	Principal Building or Structure	Accessory Building or Structure
Front	100 feet	100 feet
Side, interior	50 feet	25 feet
Side, corner	80 feet	25 feet
Rear, conforming lots	100 feet	25 feet
Rear, non conforming lots	100 feet	15 feet

Sec. 6.11.8. - Vegetation Removal and Tree Protection.

Vegetation removal and tree protection shall be regulated by Article 7 of the LDRs. However, the removal of dead, diseased or invasive, non-native trees shall not require a permit.

Sec. 6.11.9. - Incorporation into the Equestrian Overlay Zoning District.

The Rustic Ranches neighborhood is hereby incorporated into and made a part of Subarea E of the Equestrian Overlay Zoning District.